

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 8, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-32129 – APPLICANT/OWNER: GATEWAY MOTEL, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend a portion of the Southeast Sector Plan of the General Plan from MXU (Mixed Use) to C (Commercial) on 0.55 acres at 928 South Las Vegas Boulevard. The existing use on the subject site is a motel, which overlaps two parcels. The subject parcel is designated as MXU (Mixed Use), while the parcel to the east is designated as C (Commercial). The proposed General Plan Amendment is necessary for any future development to be compatible with the adjacent parcel's land use to the east. The proposed amendment to C (Commercial) is consistent with the existing C-2 (General Commercial) zoning designation; and will facilitate any future development of the subject parcel and the adjacent parcel to the east. If approved, the parcel will be consistent with respect to land use and zoning. Therefore, staff is recommending approval of this amendment.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/04/05	A Citation (#24884) was issued by Code Enforcement for multiple heating and cooling violations and electrical and roofing problems at 928 South Las Vegas Boulevard. The issue was resolved on 11/08/07.
06/29/05	A Citation (#32050) was issued by Code Enforcement for an Off-Premise Advertising (Billboard) sign in violation of conditions of approval at 928 South Las Vegas Boulevard. The issue was resolved on 11/21/05.
03/11/08	A Citation (#63151) was issued by Code Enforcement for temporary signage at 928 South Las Vegas Boulevard. The issue was resolved on 03/11/08.
<i>Related Building Permits/Business Licenses</i>	
11/22/82	A Business License (#M08-00032) was issued for a motel at 928 South Las Vegas Boulevard. A change of ownership was approved on 12/08/97 to Gateway Motel, Inc. from Mao, Co.
12/04/95	A Building Permit (#M-6997-95) was issued for a water heater. The permit was never finaled and expired on 06/01/96.
09/24/01	A Building Permit (#L-0468-01) was issued for an Off-Premise Advertising (Billboard) Sign at 928 South Las Vegas Boulevard. The permit was finaled on 09/24/01.
<i>Pre-Application Meeting</i>	
11/10/08	A pre-application meeting was held to discuss the requirements for a General Plan Amendment.

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<i>Neighborhood Meeting</i>	
12/11/08	A neighborhood meeting was conducted on December 11, 2008 at 6:00 p.m. at the City of Las Vegas Municipal Pool located at 431 E. Bonanza Road. Three members of the development team and one staff member were in attendance. There were no members of the public at the meetings.
<i>Field Check</i>	
12/03/08	A field check of the site showed that the Gateway Motel exists on the subject site.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.55

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Motel	MXU (Mixed Use)	C-2 (General Commercial)
North	Parking Lot	MXU (Mixed Use)	C-2 (General Commercial)
South	Apartments	C (Commercial)	C-2 (General Commercial)
East	Motel	C (Commercial)	C-2 (General Commercial)
West	Office and Undeveloped Lot	MXU (Mixed Use)	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown Centennial Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Overlay District – 18b The Las Vegas Arts District	X		N/A
Live/Work Overlay District	X		N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Redevelopment Plan Area – The subject site is located within the boundaries of the Las Vegas Redevelopment Plan Area. The proposed amendment is in conformance with the Redevelopment Plan Area goals and objectives.

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Downtown Overlay District – 18b The Las Vegas Arts District – The subject site is located with the boundaries of 18b The Las Vegas Arts District. The proposed amendment is in conformance with the Downtown Overlay District.

Live/Work Overlay District – The subject site is within the boundaries of the Live/Work Overlay. The subject amendment does not affect the Live/Work standards as outlined in Title 19.06.030.

DEVELOPMENT STANDARDS

Existing Land Use	Permitted Density	Units Allowed
MXU (Mixed Use)	>25.5*	Unlimited*
Proposed Land Use	Permitted Density	Units Allowed
C (Commercial)	N/A*	N/A*
Existing Zoning	Permitted Density	Units Allowed
C-2 (General Commercial)	N/A*	N/A*

*MXU (Mixed Use) land use designation allows for a range of uses, which permit densities greater than 25.5 units per acre. The range of allowable uses within an MXU (Mixed Use) land use designation range from R-1 (Single Family Residential), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential), R-4 (High Density Residential), C-1 (Limited Commercial) and C-2 (General Commercial).

ANALYSIS

This is a request for a General Plan Amendment from MXU (Mixed Use) to C (Commercial) on a 0.55 acre parcel located in the Southeast Sector Plan of the General Plan. The proposed General Plan Amendment is necessary for future development to be compatible with the adjacent parcel, which has a land use designation of C (Commercial). The proposed amendment to C (Commercial) is consistent with the existing C-2 (General Commercial) zoning designation and will facilitate the future development of the subject parcel and adjacent parcel to the east, which will be a part of the future development of the site.

The C (Commercial) General Plan designation is generally compatible with the surrounding land use designation; therefore, staff supports the subject General Plan Amendment.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

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1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to “1”:

The proposed General Plan Amendment to C (Commercial) allows for commercial uses that are normally allowed within the O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories. The adjacent designations include; C (Commercial) to the east and south are both compatible with the proposed designation.

In regard to “2”:

The zoning district applicable under the proposed General Plan designation is P-R (Professional Office and Parking), N-S (Neighborhood Service), O (Office), C-D (Designed Commercial), C-1 (Limited Commercial) and C-2 (General Commercial). The existing C-2 (General Commercial) zoning district is compatible with existing and adjacent land uses and zoning districts.

In regard to “3”:

There are adequate facilities to accommodate any future expansions or developments on the existing site, on the subject site.

In regard to “4”:

The proposed General Plan Amendment is in keeping with the goals and objectives of the Downtown Centennial Plan. No other plans are affected by the subject request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 9

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SENATE DISTRICT 3

NOTICES MAILED 357

APPROVALS 0

PROTESTS 0